

Certificate of Notice Page 1 of 3
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Janice C Heller
Debtor

Case No. 16-13590-mdc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: JEGilmore
Form ID: pdf900

Page 1 of 1
Total Noticed: 6

Date Rcvd: Jan 18, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 20, 2018.

db +Janice C Heller, 400 Glendale Road, Unit J-52, Havertown, PA 19083-3183
cr +Haverford Hill Condominium Owners Association, c/o Elliot H Berton, Esquire,
Steven L. Sugarman & Associates, 1273 Lancaster Avenue, Berwyn, PA 19312-1244
cr +c/o Benjamin F. Dill, Esquire Haverford Hill Condo, STEVEN L. SUGARMAN & ASSOCIATES,
1273 LANCASTER AVENUE, BERWYN, PA 19312-1244

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: bankruptcy@phila.gov Jan 19 2018 01:49:08 City of Philadelphia,
City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,
Philadelphia, PA 19102-1595
smg E-mail/Text: RVSVBICNOTICE1@state.pa.us Jan 19 2018 01:48:48
Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,
Harrisburg, PA 17128-0946
smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jan 19 2018 01:49:00 U.S. Attorney Office,
c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
TOTAL: 3

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 20, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 18, 2018 at the address(es) listed below:

BENJAMIN F. DILL on behalf of Creditor c/o Benjamin F. Dill, Esquire Haverford Hill Condominium
Owners Association bdill@suglaw.com
BRAD J. SADEK on behalf of Debtor Janice C Heller brad@sadeklaw.com, bradsadek@gmail.com
ELLIOT H BERTON on behalf of Creditor Haverford Hill Condominium Owners Association
eberton@suglaw.com
KEVIN G. MCDONALD on behalf of Creditor U.S. Bank National Association as Trustee for The
Pennsylvania Housing Finance Agency KMcDonald@blankrome.com
LEON P. HALLER on behalf of Creditor U.S. Bank National Association as Trustee for The
Pennsylvania Housing Finance Agency lhaller@pkh.com, dmaurer@pkh.com/mgutshall@pkh.com
MATTEO SAMUEL WEINER on behalf of Creditor U.S. Bank, National Association et. al.
bkgroup@kmllawgroup.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 8


IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Janice C. Heller		CHAPTER 13
	Debtor(s)	
U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY)		NO. 16-13590 MDC
	Movant	
vs.		
Janice C. Heller		11 U.S.C. Section 362
	Debtor(s)	
William C. Miller, Esq.		
	Trustee	

ORDER

AND NOW, this 17th day of *January*, ²⁰¹⁸2017, upon failure of Debtor(s) and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is modified as to Movant, with respect to the subject premises located at 400 Glendale Road, Unit J52, Haverford Hill, Havertown, PA 19083 ("Property"), to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. ~~Furthermore, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action to enforce or establish its right to possession of the Property.~~


United States Bankruptcy Judge

Janice C. Heller
400 Glendale Road
Unit J-52
Havertown, PA 19083

Brad J. Sadek, Esq.
1315 Walnut Street
Suite 502
Philadelphia, PA 19107

William C. Miller, Esq.
Chapter 13 Trustee
1234 Market Street, Suite 1813
Philadelphia, PA 19107

KML Law Group, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
Philadelphia, PA 19106-1532